

Asheville City Council
Planning and Economic Development Committee

2:00 p.m. – 3:30 p.m., January 9, 2007
Economic Development Office Conference Room

Minutes

Present: Vice Mayor Jan Davis, Chair; Council members Holly Jones and Robin Cape;
Staff members: City Manager Gary Jackson, Bob Oast, Sam Powers, Cathy Ball,
Shannon Tuch, Nikki Gunter

The Planning and Economic Development Committee met on January 9, 2008 at 29
Haywood Street at 2:00 p.m. Chair Jan Davis called the meeting to order.

1. Approval of Minutes

Approved as written.

2. Updates, Status Reports and Presentations

Corridor Rezoning Updates

Shannon Tuch, Interim Planning Director, gave the update. Staff is preparing a recommendation for the January 15th Council meeting, based on community input. This recommendation will be in conceptual form, with a middle ground, conservative emphasis. The next step will be to receive direction from Council, and then staff will craft a proposal.

Stormwater/Erosion Control Review Process

Cathy Ball, Engineering Director, gave the update. She reported that staff has experienced much better compliance since the 24/7 call opportunity was put into place, and they are seeing better work in the field as the community becomes more educated. The Committee discussed the make up of the Appeals Board (the Appeals Board is made up of City staff.) Bob Oast shared that they are looking at other cities and what they do, and are considering establishing a different make up of the Board. But in order for the Board to have the knowledge to make decisions, the Board needs to be comprised of members with technical expertise.

Cathy Ball then explained that the Appeals Board has to state the reasons for their decisions. Shannon Tuch added that the Board is bound by certain rules, and that the Appeals Board is only in place to evaluate the fine.

City Owned Property RFP

Sam Powers, Economic Development Director, gave the report. The RFP process is on track with City RFP schedule. The proposals are due at the end of February. Chair Davis inquired as to the decision-making process. Mr. Powers

responded that City Council will make the final policy decision and that the City is committed to moving forward with the sale of the property only if the intended project meets Council goals.

Mr. Powers also reported on the Ralph & Choctaw Street property. Mountain Housing Opportunities has come back and made some suggestions to make the project complete and whole with Council objectives. This may require more due diligence and Council participation. Mr. Powers will provide more information at future meetings.

Annexation Planning for 2008

Blake Esselstyn reviewed the map that goes to the state every two years for potential future boundaries of the City. Mr. Esselstyn reported that the intent of the City is to use an incremental approach, unless Planning receives different direction from Council. Planning intends to allow more time than in the past between the resolution of intent, and the adoption of the ordinance to annex.

Board of Adjustment Training

See supporting document. Joe Minicozzi, president of CAN (Coalition of Asheville Neighborhoods) encourages participation.

3. Old Business

None for discussion.

4. New Business

Emergency Wireless Communications

Shannon Tuch reported that City Council will be seeing this as an amendment to the Unified Development Ordinance. Planning is working with IT and emergency service providers to require installing conduit and cabling during the construction phase. Developers so far have all been receptive to the idea, as it only adds about 1% of the cost upfront, and would be much more expensive to retro-fit.

Downtown Commission and Pack Square Conservancy Resolutions

Bob Oast reported on the actions taken by the Asheville Downtown Association and the Pack Square Conservancy, who have both submitted letters to City Council encouraging the City to pursue a land swap arrangement with Stuart Coleman to allow him to expand South. Mr. Jackson has communicated with Mr. Coleman that discussions can only continue on the record by presentation to City Council.

Meeting adjourned at 4:00p.